

# FOR SALE

48D PIPERS ROAD, PARK FARM, REDDITCH,  
WORCESTERSHIRE, B98 0HU



## 13,077 SQ FT (1,215 SQ M) GIA FACTORY/WAREHOUSE

- DETACHED
- 0.7 ACRES (0.29 HA)
- 3 LOADING DOORS
- FENCED & GATED YARD
- EXCELLENT ACCESS
- AVAILABLE IMMEDIATELY

**ASKING PRICE – £850,000**  
**(PLUS VAT)**

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### LOCATION

The Property is situated on Pipers Road in the established Park Farm Industrial Estate area of Redditch. The Property is a short distance from the A435 Birmingham Road which provides access to Junction 3 of the M42 approximately 6 miles to the North, and the A441 providing access to Junction 2 of the M42 approximately 8 miles North West.

### DESCRIPTION

The Property comprises a detached, extended, two bay Workshop/Warehouse of steel portal frame construction with good quality two-storey Offices. The walls are insulated profile steel cladding over brick/block cavity walls. The roofs are ridged and pitched insulated profile steel. The eaves height to the front bay is 16'8" (5.08m), with the rear bay being 25'0" (7.62m).

Internally, the bays benefit from sodium lighting. Access is via three roller-shutter loading doors.

Externally, the Property has a hard-surfaced Car Park to the front and a fenced and gated Yard to the side.

The Gross Internal Area (GIA) of the Property is circa 13,077 sq ft (1,215 sq m). There is a section of Mezzanine Storage extending to 359 sq ft (33 sq m).

### ASKING PRICE

£850,000 plus VAT

### RATEABLE VALUE

£41,250

### SERVICES

All mains services are available. The Property benefits from an Electricity Substation to the rear.

### EPC

TBC

### TENURE

Freehold – Vacant Possession

### LEGAL FEES

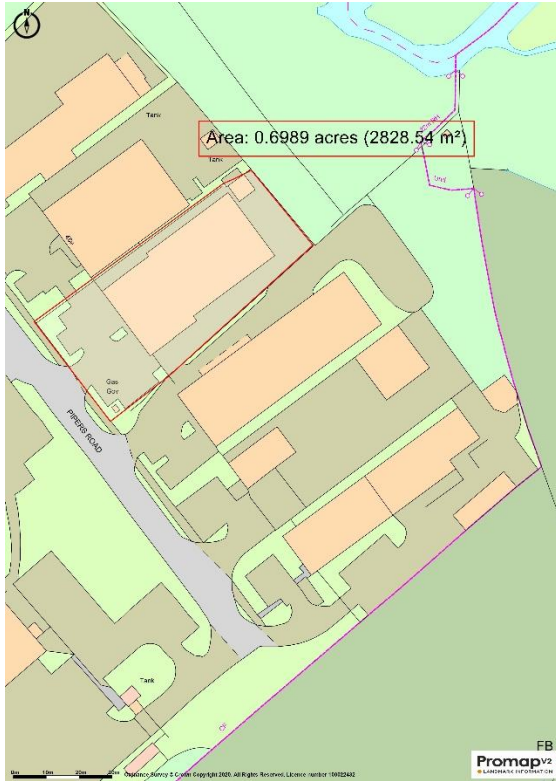
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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